

Crewe Lane

CLIENT

Warwick District Council & Milverton Homes

LOCATION

Warwick

PROJECT DATES

August 2022 to December 2027

CONTRACT VALUE

£60million

SECTOR

Housing



Crewe Lane, Warwick

THE PROJECT

Faithorn Farrell Timms were appointed by Warwick District Council and Milverton Homes as Project Monitors, Employers Agents and Clerk of Works for the joint venture new build development of 310 homes for sale, 248 affordable homes including shared ownership units and 62 private rent homes.

OUR ROLE

Our involvement began in 2021 with assistance in the agreement of a Joint Venture Development Agreement between Warwick District Council/ Milverton Homes and Countryside Partnerships Southwest Midlands for the development of a disused farm in Kenilworth, Warwickshire. Outline planning approval had already been received and we worked with all parties in the preparation of a development document and technical specification for the various tenures and property types.



Warwick District Council have declared a climate emergency and the affordable units are to carbon “net zero” standards meaning they will achieve an EPC rating of “A” and a SAP score of 100 or above achieved by increased levels of insulation and air tightness.

CASE STUDY: Employers Agent

There is no gas provision to the affordable units and heating and hot water is being provided via Vaillant air source heat pumps supplemented via 2.5Kw photovoltaic panels to each dwelling providing renewable energy. All units have car charging facilities.



THE CHALLENGES

The Reserved Matters planning approval was delayed which impacted the programme and, in turn, sales of the open market units and the associated project cashflow.

THE OUTCOME

In order to recoup this lost time, it was agreed that the first phases of dwellings would be timber framed, reducing construction time on site and bringing forward completions nearer to the original programme.

PROGRESS TO DATE

The marketing area is complete with the sales hub staffed and operational and the show home complete and fitted out. The project has achieved the Reserved Matters approval and the first 30 plots are well advanced and up to roof level with the first of the completions expected in June 2023.

